

CITY OF AUSTIN, TEXAS

ORDINANCE NO. 950803- H

AN ORDINANCE ORDERING A REZONING AND CHANGING THE ZONING MAP ACCOMPANYING CHAPTER 13-2 OF THE AUSTIN CITY CODE OF 1992 AS FOLLOWS: 1.89 ACRE TRACT OF LAND OUT OF THE SANTIAGO DEL VALLE GRANT, FROM "GR" COMMUNITY COMMERCIAL DISTRICT TO "W/LO-CO" WAREHOUSE/LIMITED OFFICE DISTRICT-CONDITIONAL OVERLAY COMBINING DISTRICT, LOCALLY KNOWN AS 2300-2840 EAST RIVERSIDE DRIVE [EVEN NUMBERS ONLY], AS MORE PARTICULARLY IDENTIFIED ON THE MAP ATTACHED AND INCORPORATED INTO THIS ORDINANCE AS "EXHIBIT A," IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS; WAIVING THE REQUIREMENTS OF SECTIONS 2-2-3, 2-2-5, AND 2-2-7 OF THE AUSTIN CITY CODE OF 1992; AND PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. That Chapter 13-2 of the Austin City Code of 1992 is amended to change the base zoning district from "GR" Community Commercial district to "W/LO-CO" Warehouse/Limited Office district-Conditional Overlay combining district on the property described in File C14-95-0069, as follows:

1.89 acre tract of land out of the Santiago Del Valle Grant, said 1.89 acre tract of land being more particularly described by metes and bounds in "Exhibit B" attached and incorporated herein for all purposes, *[hereinafter referred to as the "Property"]*

locally known as 2300-2840 East Riverside Drive [EVEN NUMBERS ONLY], as more particularly identified on the map attached and incorporated into this ordinance as "Exhibit A," in the City of Austin, Travis County, Texas.

PART 2. That the Property within the boundaries of the Conditional Overlay combining district established by this ordinance is subject to the following conditions:

1. The following uses shall be prohibited on the Property: (i) Custom manufacturing, and (ii) Limited warehousing and distribution.
2. Except for improvements relating to drainage improvements, underground utility improvements or those improvements that may be otherwise required by the City of Austin, Owner shall construct and maintain a vegetative buffer 25 feet wide along the eastern property line of the Property.

Except as specifically restricted pursuant to this ordinance, the Property may be developed and used in accordance with the regulations established for the "W/LO" Warehouse/Limited Office base district and other applicable requirements of the Land Development Code.

PART 3. That it is ordered that the Zoning Map established by Sec. 13-2-22 of the Austin City Code of 1992 and made a part thereof shall be changed to record the amendment enacted by this ordinance.

PART 4. That the requirements imposed by Sections 2-2-3, 2-2-5, and 2-2-7 of the Austin City Code of 1992, as amended, regarding the presentation and adoption of ordinances are hereby waived by the affirmative vote of at least five members of the City Council.

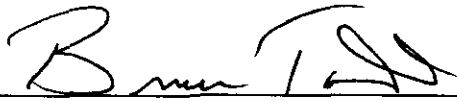
PART 5. That this ordinance shall become effective upon the expiration of ten days following the date of its final passage, as provided by the Charter of the City of Austin.

CITY OF AUSTIN, TEXAS

PASSED AND APPROVED:

August 3, 1995

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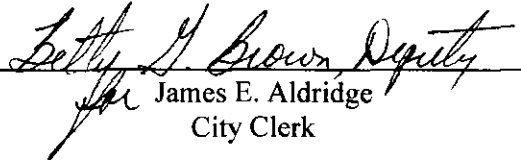
Bruce Todd  
Mayor

APPROVED:



Andrew Martin  
City Attorney

ATTEST:



James E. Aldridge  
City Clerk

3Aug95  
ME/lj



MAY 3, 1995    JOB NO. 66220.030    FIELD NOTE NO. 66220-02  
CLIENT NO. 60714    CLIENT NAME: RIVERSIDE GROUP    PROJECT NAME:  
SLOAN BRYAN    -    ZONING TRACT BOUNDARY, C.O.A. GRID NO. K-20

FIELD NOTES

A DESCRIPTION OF A 1.890 ACRE TRACT OF LAND SITUATED  
IN THE SANTIAGO DEL VALLE GRANT, TRAVIS COUNTY,  
TEXAS BEING A PORTION OF LOT 7, SLOAN-BRYAN  
SUBDIVISION WHOSE PLAT IS RECORDED IN VOLUME 83,  
PAGE 91B OF THE PLAT RECORDS OF TRAVIS COUNTY,  
TEXAS, SAID 1.890 ACRE TRACT BEING MORE PARTICULARLY  
DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2 inch iron rod found for the southeast corner of  
the said Lot 7 on the southwest line of Lake Shore Colony, a  
subdivision whose plat is recorded in Volume 39, Page 4 of the said  
Plat Records;

THENCE along the south line of the said Lot 7 the following three  
(3) courses:

1. a distance of 191.69 feet along the arc of a curve to the  
right whose radius is 277.89 feet, central angle is 39°31'21"  
and whose chord bears S 75°31'53" W, 187.91 feet to a point,
2. N 84°54'00" W, 118.84 feet to a point of curvature, and
3. a distance of 107.53 feet along the arc of a curve to the  
left whose radius is 561.87 feet, central angle is 10°57'55"  
and whose chord bears S 89°46'52" W, 107.37 feet to a point  
for the southwest corner hereof;

THENCE, departing said south line, crossing the said Lot 7 the  
following three (3) courses:

1. N 15°56'43" W, 175.75 feet to a point,
2. N 75°36'38" E, 262.19 feet to a point, and
3. N 50°48'18" E, 55.00 feet to a point on the said southwest  
line of Lake Shore Colony;

THENCE along said southwest line the following two (2) courses:


1. S 39°11'42" E, 11.39 feet to an iron rod set, and

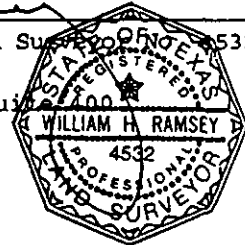
2. S 34°16'38" E, 270.21 feet to the POINT OF BEGINNING  
containing 1.890 acres of land more or less.

THE STATE OF TEXAS :  
COUNTY OF TRAVIS : KNOW ALL MEN BY THESE PRESENTS:

That I, William H. Ramsey, a Registered Professional Land Surveyor  
in the State of Texas, do hereby certify that the above description  
is true and correct to the best of my knowledge and that the  
property described herein was determined by a survey made on the  
ground under my direction and supervision.

WITNESS MY HAND AND SEAL AT Austin, Travis County, Texas this the  
5th day of May, 1995 A.D.

  
Registered Professional Land Surveyor 4532  
Rust Lichliter/Jameson  
811 Barton Springs Road, Suite 400  
Austin, Texas 78704-1164



PO#: 950803-H

Ad ID#: BVKNO1000

Acct #: 4992499

**Austin American-Statesman**

Acct. Name: City Clerk's Office

**AFFIDAVIT OF PUBLICATION**

THE STATE OF TEXAS  
COUNTY OF TRAVIS

Before me, the undersigned authority, a Notary Public in and for the County of Travis, State of Texas, on this day personally appeared:

Sharon Janak

Classified Advertising Agent of the *Austin American-Statesman*, a daily newspaper published in said County and State that is generally circulated in Travis, Hays, Burnet and Williamson Counties, who being duly sworn by me, states that the attached advertisement was published in said newspaper on the following dates, to wit:

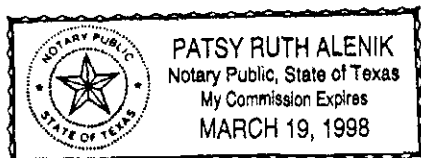
Date (s): September 1, 1995

Class: 9980 Lines: 27 Cost: 60.48

and that the attached is a true copy of said advertisement.

Sharon Janak

SWORN AND SUBSCRIBED TO BEFORE ME, this the 30th day of Sept, 1995.



Patsy Ruth Alenik  
Notary Public in and for  
TRAVIS COUNTY, TEXAS

Patsy Ruth Alenik  
(Type or Print Name of Notary)

My Commission Expires: 3/19/98

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ZONING AND CHANGING THE ZON-  
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CODE OF 1992 AS FOLLOWS: 1.89  
ACRE TRACT OF LAND OUT OF THE  
SANRABO DEL VALLE GRANT,  
FROM "GR" COMMUNITY COM-  
MERICAL DISTRICT TO "WALCO"  
WAREHOUSE/LIMITED OFFICE DIS-  
TRICT - CONDITIONAL OVERLAY  
COMMING DISTRICT, LOCALLY  
KNOWN AS 2000-2840 EAST RIVER-  
SIDE DRIVE (EVEN NUMBERS ONLY),  
AS MORE PARTICULARLY IDENTIFIED  
ON THE MAP ATTACHED AND IN-  
CORPORATED INTO THIS ORDI-  
NANCE AS "EXHIBIT A" IN THE CITY  
OF AUSTIN, TRAVIS COUNTY, TEXAS,  
WAIVING THE REQUIREMENTS OF  
SECTIONS 2-2-3, 2-2-5, AND 2-2-7 OF  
THE AUSTIN CITY CODE OF 1992  
AND PROVIDING AN EFFECTIVE  
DATE  
MAYOR BRUCE TODD, AUSTIN,  
TEXAS